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Suzanne Henderson

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**OIL AND GAS LEASE**  
(Paid-Up Lease)**L0207956**

This Oil and Gas Lease (this "Lease") is made on August 21, 2008 (the "Effective Date"), between BEAZER HOMES TEXAS, L.P., a Delaware Limited Partnership (hereafter called "Lessor"), with a mailing address of 501 George Bush HWY, Suite 100, Richardson, Texas 75080, and **Hott Resources, LLC** (hereafter called "Lessee"), with offices located at **4005 Mockingbird Lane, Colleyville, Texas 76034.**

1. **Grant.** In consideration of Ten Dollars and other consideration in hand paid, Lessor grants and leases exclusively unto Lessee the land described in attached Exhibit A (the "Land") in Tarrant County, Texas, for the sole purpose of exploring, drilling, and producing oil and gas, laying pipelines and building roads and tanks thereon to produce, save, treat, process, store, and transport oil and gas and other products manufactured from oil and gas produced from the Land.

2. **Primary Term.** This Lease is for a term of three (3) years from and after the Effective Date (called "Primary Term") and so long thereafter as oil or gas is produced from the Land in paying quantities.

3. **Minerals Covered.** This Lease covers only oil and gas. The term "oil and gas" means oil, gas, and other liquid and gaseous hydrocarbons produced through a well bore.

4. **Royalty.** As royalties, Lessee agrees:

a. On oil and other liquid hydrocarbons produced and saved from the Land, to pay Lessor 1/4 (the "Royalty Fraction") of the market value at the point of sale of such oil, or at Lessor's option, which may be exercised from time to time, the Royalty Fraction of all oil and other liquid hydrocarbons produced and saved from the Land shall be delivered free of cost to Lessor at the wells or to the credit of Lessor at the pipeline to which the wells may be connected.

b. To pay to Lessor:

(i) On gas produced from the Land and sold by Lessee or used on or off the Land and to which the following subparagraphs (ii) and (iii) do not apply, the Royalty Fraction of the market value at the point of sale, use or other disposition.

(ii) On gas produced from the Land that is processed in a processing plant in which Lessee or an affiliate of Lessee has a direct or indirect interest, the higher of the Royalty Fraction of the market value of the gas at the inlet to the processing plant, or the Royalty Fraction of the market value of all processed liquids saved from the gas at the plant plus the Royalty Fraction of the market value of all residue gas at the point of sale, use, or other disposition.

(iii) On gas produced from the Land that is processed in facilities other than a processing plant in which Lessee or an affiliate of Lessee has a direct or indirect interest, the Royalty Fraction of the market value at the plant of all processed liquids credited to the account of Lessee and attributable to the gas plus the Royalty Fraction of the market value of all residue gas at the point of sale, use, or other disposition.



c. The market value of gas will be determined at the specified location by reference to the gross heating value (measured in British thermal units) and quality of the gas. The market value used in the calculation of oil and gas royalty will never be less than or more than the total proceeds received by Lessee in connection with the sale, use, or other disposition of the oil or gas produced or sold. For purposes of this paragraph, if Lessee receives from a purchaser of oil or gas any reimbursement for all or any part of severance or production taxes, or if Lessee realizes proceeds of production after deduction for any expense of production, gathering, dehydration, separation, compression, transportation, treatment, processing, storage, or marketing, then the reimbursement or the deductions will be added to the total proceeds received by Lessee. Royalty will be payable on oil and gas produced from the Land and consumed by Lessee on the Land for compression, dehydration, fuel, or other use.

d. Lessor's royalty will never bear, either directly or indirectly, any part of the costs or expenses of production, separation, dehydration, trucking, storage, gathering, compression, transportation, treatment or marketing of the oil or gas produced from the Land or any part of the costs of construction, operation, or depreciation of any plant or other facilities or equipment used in the handling of oil or gas. However, any such costs that result in enhancing the value of marketable oil, gas or other products to receive a better price may be deducted from Lessor's share of production so long as they do not exceed Lessee's actual cost of such enhancements. However, in no event shall Lessor receive a price that is less than, or more than, the price received by Lessee.

e. Lessor shall be paid the Royalty Fraction on the gross proceeds received for production, including any reimbursement for severance taxes and production related costs, and including all payments and other benefits made under any oil or gas sales contract or other arrangement, including take-or-pay payments and payments received in settlement of disputes; provided that if Lessor receives a take-or-pay payment or similar payment for gas that has not been produced, and if the gas is subsequently produced, Lessor will receive only its Royalty Fraction of the market value of the volume of gas for which payment has not already been made.

f. Lessee must disburse or cause to be disbursed to Lessor its royalty on production from a particular well not later than 120 days after completion of the well, in the case of an oil well, or after the pipeline connection, in the case of a gas well. Thereafter, Lessee must disburse or cause to be disbursed to Lessor its royalty on production by the last day of the second month after the month of production. If not paid when due, Lessor's royalty will bear interest at the maximum lawful rate from due date until paid, which amount Lessee agrees to pay. Acceptance by Lessor of royalties that are past due will not act as a waiver or estoppel of its right to receive interest due thereon unless Lessor expressly so provides in writing signed by Lessor. The royalty payment obligations under this Lease shall not be affected by any division order.

g. As used in this Lease, "affiliate" means (i) a corporation, joint venture, partnership, or other entity that owns more than ten percent of the outstanding voting interest of Lessee or in which Lessee owns more than ten percent of the outstanding voting interest; or (ii) a corporation, joint venture, partnership, or other entity in which, together with Lessee, more than ten percent of the outstanding voting interests of both Lessee and the other corporation, joint venture, partnership, or other entity is owned or controlled by the same persons or group of persons.

h. The receipt by Lessee from a purchaser or a pipeline company of proceeds of production for distribution to Lessor will not result in Lessee acquiring legal or equitable title to those proceeds, but Lessee will at all times hold the proceeds in trust for the benefit of Lessor. Notwithstanding the insolvency, bankruptcy, or other business failure of a purchaser of production from the Land or pipeline company transporting production from the Land, Lessee will remain liable for payment to Lessor for, and agrees to pay Lessor all royalties due Lessor together with interest if not timely paid.

5. **Shut-in Royalty.** If at any time before or after the expiration of the Primary Term a well capable of producing gas in paying quantities is completed on the Land or lands pooled with the Land, but gas is not produced and sold from the well for a period of more than ninety (90) consecutive days, this Lease shall not terminate, and Lessee shall pay or tender as royalty for each such shut-in gas well the sum of \$100.00 per net mineral acre, to be paid or tendered to Lessor on or before the Payment Deadline. The Payment Deadline shall mean the expiration of sixty (60) days after the last to occur of (i) the date of completion of such gas well as evidenced by the well completion report filed with the state regulatory agency with jurisdiction, (ii) the date such gas ceased to be sold, or (iii) the date on which this Lease is not otherwise being held in force and effect. Upon making such payment or tender it will be considered that the well is producing gas in paying quantities within the meaning of this Lease for a period of one (1) year following the Payment Deadline. Lessee may make one (1) additional payment or tender of the same amount on or before the first anniversary of the Payment Deadline, and upon such additional payment or tender it will be considered that the well is producing gas in paying quantities within the meaning of this Lease for an additional period of one (1) year following the first anniversary of the Payment Deadline. The payment or tender of royalty under this paragraph may be made by the check of Lessee mailed or delivered to the parties entitled thereto at the Lessor's address set forth in this Lease.

6.

7. **Continuous Development.**

a. If, at the expiration of the Primary Term, oil or gas is not being produced from the Land, but Lessee has commenced the drilling of a well on the Land, the Lease will not terminate but will remain in effect for so long thereafter as operations are carried out with due diligence with no cessation of more than 90 days, and if the operations result in the production of oil or gas, the Lease shall remain in force as otherwise provided herein. For the purposes of this Lease, the term "operations" means operations for any of the following: drilling, testing, completing, reworking, recompleting, deepening, plugging back, or repairing of a well in search for or in the endeavor to obtain production of oil or gas.

b. If this Lease is maintained beyond the expiration of the Primary Term by production or otherwise, it will remain in force as to all acreage and depths as long as there is no lapse of more than 120 days between the completion of one well and the commencement of the actual drilling of another well. The commencement of actual drilling means the penetration of the surface with a drilling rig capable of drilling to the anticipated total depth of the well. After a well is commenced, drilling operations must continue in a good and workmanlike manner in a good faith effort to reach the anticipated total depth with no cessation of operations for more than 60 consecutive days. A well will be deemed to have been completed on the date of the release of the drilling rig from the drillsite. The permitted time between wells shall be cumulative so that if a well is commenced prior to the date it is required to be commenced, the number of days prior to the date on which the well should have been commenced shall be added to the time permitted for the next well.

c. If at any time the maximum time for the commencement of the actual drilling of a well expires without the commencement of the well, or upon the expiration of the Primary Term if the Lease is not maintained by continuous drilling, this Lease will terminate except as to the Retained Tract (defined below) surrounding any well that is then producing in paying quantities or deemed to be producing in paying quantities by virtue of payment of shut-in royalties, and as to each Retained Tract, the Lease will then terminate as to all depths 100' below the base of the stratigraphic equivalent of the deepest producing formation on the Retained Tract. The Lease will be treated as a separate lease with respect to each Retained Tract and will continue so long as production in paying quantities continues from the tract. If production from a Retained Tract ceases from any cause, this Lease will terminate as to that tract unless Lessee commences operations for drilling or reworking on the tract within 60 days after the cessation of production, in which case the Lease as to that tract will continue in force as long as the operations are prosecuted with no cessation of more than 60 consecutive days, and if they result in production, so long thereafter as there is production from the tract.

d. As used in this Lease, the term "horizontal well" means a well that meets the definition of a "horizontal drainhole well" under Statewide Rule 86 of the Railroad Commission of Texas, and a "vertical well" is a well that is not a horizontal well. The land assigned to a well for the purposes of this section is referred to as a "Retained Tract." Subject to the provisions below, a Retained Tract for a well located entirely on the Land may not exceed the size prescribed or permitted to obtain a drilling permit under the well density rules adopted by the Railroad Commission of Texas for the field, or if there are no field rules that apply, the Retained Tract shall be limited to the size required to obtain a drilling permit under the statewide well density rules of the Railroad Commission of Texas. A Retained Tract for a vertical well producing from the Barnett Shale formation may not exceed 40 acres. If field rules are established later that permit obtaining a drilling permit with less acreage, a Retained Tract for a vertical well may not exceed the minimum size permitted. In any event, a Retained Tract for a horizontal well may include the minimum acreage specified above for a vertical well plus the additional acreage listed in the tables in Rule 86 and must comply with the requirements of Rule 86 for well density, and if the well is producing from the Barnett Shale formation, the additional acreage of the Retained Tract shall be assigned as if well density for vertical wells is 40 acres or more. Each Retained Tract shall be designated in a shape that maximizes the number of possible Retained Tracts on the Land.

e. Within 60 days after the last to occur of the expiration of the Primary Term or the continuous drilling program, Lessee must file in the county records and furnish to Lessor a document designating each Retained Tract by metes and bounds description prepared by a professional surveyor, specifying the retained depths thereunder, and releasing all other depths and acreage. A gas well that becomes an oil well will hold only the acreage permitted for an oil well, and Lessee must file a redesignation of the Retained Tract (containing a metes and bounds description prepared by a professional surveyor and specifying the retained depths thereunder) in the Real Property Records of the county where the Land is located. If Lessee fails to file timely a document required by this paragraph after Lessor has provided 30 days prior written notice, then Lessor may do so, and the filing will bind Lessee.

8. **Pooling.** Lessee is hereby granted the right, power and option at any time or times to pool and combine the Land or any portion thereof with any other land, lease or leases in the vicinity thereof when in the Lessee's judgment it is necessary or advisable to do so. Such pooling may include all oil, gas and other minerals or may be limited to one or more such substances and may extend to all such production or may be limited to one or more horizons or formations. Any such pooling shall be into a unit or units not exceeding by more than ten percent (10%): (i) forty (40) acres each for the exploration, development and production of oil; and (ii) three hundred twenty (320) acres each for the exploration, development and production of gas, including condensate; *provided, however*, that if any governmental authority prescribes or permits a larger unit as a drilling unit or a proration unit or a spacing pattern for the orderly development of the field or area in which the lands covered by the lease are located, or for any other purpose, any unit may be formed, reformed or reconfigured to include acreage up to the maximum amount of acreage for any unit so prescribed, permitted or allocated. The unit will become effective when Lessee files in the Real Property Records of the county where the Land is located a document describing the pooled acreage and depths for the pooled unit. Upon written request from Lessor, Lessee shall deliver a copy of the document to Lessor. Lessee may at its election exercise its pooling option before or after commencing operations. Any unit may include land upon which a well has previously been completed or upon which operations for drilling have previously been commenced. Operations on or production of oil or gas from any part of a pooled unit that includes land covered by this Lease shall be considered as operations on or production of oil or gas from the Land. There shall be allocated to this Lease the proportion of the pooled production from any such unit (whether or not from land covered by this Lease) that the number of mineral acres covered by this Lease and included in the unit bears to the total number of mineral acres in such unit; royalties shall be paid under this Lease only upon that portion of such production so allocated, and as to pooled production from land in such unit such royalties shall be in lieu of any other royalties. That part of the Land included in a pooled unit will be considered to be a Retained Tract, and the provisions of this Lease that provide for termination of the Lease insofar as the Lease covers depths below the base of the deepest producing formation and other provisions relating to Retained Tracts shall apply.

9. **Offset Wells.** If, after the date of this Lease a well located on adjacent land is producing oil or gas in commercial quantities from a subsurface location within 330 feet of the boundary of the Land (an "offsetting well"), Lessee agrees to drill such offset wells as a reasonable and prudent operator would under the same or similar circumstances, or at Lessee's option: (i) execute and deliver to Lessor a release in recordable form of the portion of the Land nearest to the offsetting well; or (ii) pay Lessor a royalty equal to the royalty that would be payable under this Lease if the offsetting well were producing entirely from the Land. In the event acreage is released pursuant to (i) above, the release will cover a tract of a size and shape that will permit the drilling of a well to the producing formation and the creation of a proration unit surrounding the well in compliance with the field rules for the field in which the offsetting well is located, but if there are no field rules, in compliance with the statewide rules of the Railroad Commission of Texas; *provided, however*, that no event shall Lessee be required to release any portion of the Land included in an existing proration unit.

10. **Secondary Recovery.** Lessee will not implement any repressuring, pressure maintenance, recycling, or secondary recovery operations without the prior written consent of Lessor, such consent shall not be unreasonably withheld.

11. **Surface Operations.** Lessee hereby waives and releases all surface rights of every kind and nature. Accordingly, without Lessor's prior written consent, (which may be granted or withheld in Lessor's sole and absolute discretion), Lessee shall not (i) conduct any surface operations whatsoever upon the Land, (ii) place any personal property, fixtures or equipment upon the Land, or (iii) enter upon the Land for any reason; *provided; however*, that this limitation shall not affect the right of Lessee or its successors and assigns to utilize the subsurface of the Land or engage in directional or horizontal drilling activity which comes under the land and/or from pooling in accordance with this Lease.

12. **Assignments.** This lease may be assigned to subsidiaries or affiliates Chesapeake Exploration, L.L.C., without Lessor's prior written consent. Lessee shall notify Lessor of any assignment or sublease of this Lease, and all assignees or sublessee shall be subject to all of Lessee's obligations under this Lease, and such assignments are subject to Lessor's prior written consent, which shall not be unreasonably withheld. Lessor shall notify Lessee of any assignment of Lessor's interest in the Land covered by this Lease.

13. **Force Majeure.** Should Lessee be prevented by reason of Force Majeure from complying with any express or implied covenant of this Lease (other than a requirement to pay money), from conducting drilling or reworking operations on the Land, or from producing oil or gas, then while so prevented, that covenant will be suspended; Lessee will not be liable for damages for failure to comply therewith; this Lease will be extended so long as Lessee is prevented from conducting drilling or reworking operations on or from producing oil or gas from the Land; and the time while Lessee is so prevented will not be counted against Lessee. "Force Majeure" means any Act of God, any federal or state law, or any rule or regulation of governmental authority, or other similar cause (other than financial reasons). This paragraph is, however, in all things subject to the limitations of time during which this Lease may be continued in force by the payment of shut-in gas royalties. This Lease may be extended by reason of Force Majeure for no more than five cumulative years.

14. **Warranty and Proportionate Reduction.** Lessor warrants title to the Land by, through or under Lessor, but not otherwise. If Lessor owns an interest in the Land less than the entire fee simple estate, then the royalties and other amounts payable hereunder will be reduced proportionately.

15. **Curing Defaults.** Should Lessee at any time fail to comply with its obligations hereunder regarding construction, maintenance, or repair within 30 days after written notice from Lessor, Lessor will have the right to do or have done whatever is necessary to fulfill the obligations to its satisfaction, and Lessee shall be liable to Lessor for the reasonable and necessary expenses thus incurred by Lessor. If Lessee's default creates a safety hazard or a potential safety hazard, Lessee must alleviate the default immediately.

16. **Notices.** All notices will be deemed given and reports will be deemed delivered if sent by certified letter,

return receipt requested, properly addressed and deposited in the United States Postal Service, postage prepaid, to Lessor and Lessee at the addresses shown above. Either party may designate a new address by proper notice to the other party.

17. **Attorney's Fees.** In the event that either party is required to employ legal counsel for the enforcement of any provision of this Lease and prevails by a final unappealable judgment, the prevailing party will be entitled to recover from non-prevailing party reasonable attorney's fees and expenses incurred by Lessor.

18. **Insurance.** At all times while this Lease is in force, Lessee shall acquire and maintain insurance covering all of its activities and operations hereunder, including any work performed on its behalf by contractors, subcontractors, and others, naming Lessor and related individuals and entities designated by Lessor as additional insureds. The policies shall include coverage for comprehensive general liability, for bodily injury and property damage, blowout and loss of well coverage, and coverage for any damage to the environment, including coverage for the cost of clean-up and surface remediation. The coverage shall be in the minimum amount of \$1,000,000. Lessee shall furnish a certificate from the issuing insurance company or companies evidencing the coverage. Such insurance requirements may be met by a combination of primary and excess policies.

19. **Indemnity.** LESSEE AGREES TO INDEMNIFY AND HOLD HARMLESS LESSOR, AND LESSOR'S REPRESENTATIVES, EMPLOYEES, TRUSTEES, VOLUNTEERS, AGENTS, SUCCESSORS, AND ASSIGNS AGAINST ALL EXPENSES, CLAIMS, DEMANDS, LIABILITIES, AND CAUSES OF ACTION OF ANY NATURE FOR INJURY TO OR DEATH OF PERSONS AND LOSS OR DAMAGE TO PROPERTY, INCLUDING, WITHOUT LIMITATION, ATTORNEY FEES, EXPERT FEES, AND COURT COSTS, CAUSED BY LESSEE'S ACTIVITIES AND OPERATIONS ON THE LAND OR LESSEE'S MARKETING OF PRODUCTION FROM THE LAND OR ANY VIOLATION OF ANY ENVIRONMENTAL REQUIREMENTS BY LESSEE. AS USED IN THIS PARAGRAPH, THE TERM "LESSEE" INCLUDES LESSEE, ITS AGENTS, EMPLOYEES, SERVANTS, CONTRACTORS, AND ANY OTHER PERSON ACTING UNDER ITS DIRECTION AND CONTROL, AND ITS INDEPENDENT CONTRACTORS. AS USED IN THIS PARAGRAPH, THE TERM "LAND" INCLUDES THE LAND COVERED BY THIS LEASE OR ANY LANDS POOLED THEREWITH. LESSEE'S INDEMNITY OBLIGATIONS SURVIVE THE TERMINATION OF THIS LEASE.

20. **Miscellaneous Provisions.**

a. In the event this Lease expires for any reason as to all or any part of the Land, Lessee shall, within 60 days thereafter, furnish Lessor with a written, recordable release covering all of the Land or that portion of the Land to be released.

b. Nothing in this Lease negates the implied covenants imposed upon Lessee under applicable law.

c. Lessee will conduct all operations hereunder in compliance with the rules of the Railroad Commission of Texas and federal and state environmental laws and regulations and municipal ordinances. Upon request, Lessee shall furnish to a representative designated by Lessor copies of applications to drill, daily drilling reports, well tests, completion reports, plugging records, and production reports. Lessor has the right, personally or by representative, at Lessor's risk, of access to the derrick floor to observe all operations on all wells drilled on the Land. Lessor will have the right to inspect and take samples of all cores and cuttings and witness the taking of all logs and drill stem tests. Lessee will divulge to Lessor correct information as requested by Lessor as to each well, the production therefrom, and such technical information as Lessee may acquire. Lessor has the right to be present when wells or tanks are gauged and production metered and has the right to examine all run tickets and to have full information as to production and runs.

d. The term "production" means production in paying quantities. No obligation of Lessee to pay money under this Lease will be excused or delayed by reason of Force Majeure. Lessee's obligations to pay money under this Lease are to be performed in Tarrant County, Texas. Paragraph headings are used in this Lease for convenience only and are not to be considered in the interpretation or construction of this Lease. The execution or ratification by Lessor of any division order, gas contract, or any other document will not alter any provision of this Lease unless the intent to do so is expressly stated in the document. Under no circumstances may Lessee, its agents, employees, or contractors bring firearms or dogs or other animals on the Land or hunt or fish on the Land. Upon Lessor's written request, Lessee agrees to furnish to Lessor a copy of each title opinion or report obtained by Lessee that covers all or any part of the Land together with a copy of each title curative document obtained by Lessee.

e. Upon Lessor's written request, Lessor shall have the right to inspect, once per year at Lessee's place of business, during normal business hours, all records of Lessee relating to this Lease, operations conducted on the Lease, the sale and marketing of production from the Lease, and the payment of royalties, including the right to audit Lessee's books insofar as they relate to the foregoing. All such information is confidential and shall not be further disclosed by Lessor without Lessee's prior written consent.

f. This Lease is binding upon and for the benefit of Lessor, Lessee, and their respective heirs, personal representatives, successors, and assigns.

Executed on the date first written above.

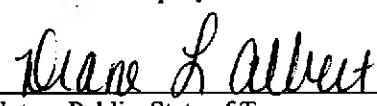
**Lessor: Beazer Homes Texas, L.P., a Delaware limited partnership by Beazer Texas Holdings, Inc., a Delaware Corporation, its general partner**

[Signature]

  
Todd Miller, Market Manager - Dallas

State of Texas, County of Collin

This instrument was acknowledged before me on this 26th day of August, 2008, by Todd Miller, Market Manager - Dallas, of Beazer Homes Texas, L.P., a Delaware limited partnership by Beazer Texas Holdings, Inc., a Delaware Corporation, its general partner, on behalf said company.

  
Notary Public, State of Texas

[Seal]



EXHIBIT "A"

Attached to and made a part of an Oil and Gas Lease between BEAZER HOMES TEXAS, L.P, as "Lessor", and Hott Resources, LLC, as "Lessee".

**Tract 1**

Lots 9 & 13, Block 19; Lots 24 & 29 Block 20, Lake Parks East Phase II, City of Grand Prairie, Tarrant County, Texas, being part of the Juan Armendaris Survey, Abstract No. 1766, J.M. Brannon Survey, Abstract No. 156, and the J.W. Carter, Abstract No. 274, described in that certain Plat recorded in Document Number D205188696, Plat Records, Tarrant County, Texas.

**Tract 2**

Lots 1 & 6, Block 19; Lot 2 Block 20 LAKE PARKS EAST PHASE I, City of Grand Prairie, Tarrant County, Texas, being part of the Juan Armendaris Survey, Abstract No. 1766, J.M. Brannon Survey, Abstract No. 156, and the J. W. Carter, Abstract No. 274, described in that certain Plat recorded in Document Number D203433704, Plat Records, Tarrant County, Texas.

**Tract 3**

Lots 18 through 34, Block 21; Lots 1 through 12, 14, Block 23; Lots 13 through 28, 30 through 41, Block 24; Lots 11 through 22, Block 25, LAKE PARKS EAST PHASE III a, City of Grand Prairie, Tarrant County, Texas, being part of the Juan Armendaris Survey, Abstract No. 1766, described in that certain Plat recorded in Document Number D207211920, Plat Records, Tarrant County, Texas

**Tract 4**

A 3.5180 acre tract of land situated in the Juan Armendaris Survey Abstract # 1766, Track 1A04, according to The Tarrant County Appraisal District, Account Number 40318540, and being a portion of a tract of land as described in deed to Beazer Homes Texas,LP., recorded in Vol. 16665, Page 25, Deed Records, Tarrant County, Texas.





**ADDENDUM A TO OIL, GAS AND MINERAL LEASE**  
**BETWEEN BEAZER HOMES TEXAS, L.P.,**  
**a Delaware Limited Partnership, Lessor, and**  
**HOTT RESOURCES, LLC.,**  
**a Texas Limited Liability Company, Lessee**

12. Force Majeure. Paragraph 12 is hereby amended to read as follows:

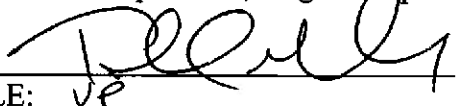
If, while this Lease is in force, at, or after the expiration of the Primary Term hereof, it is not being continued in force by reason of the shut-in well provisions of Paragraph 5 hereof, and Lessee is not conducting operations on the Land by reason of: (i) any Act of God or law, order, rule or regulation (whether or not subsequently determined to be invalid); or (ii) any other similar cause (except financial) beyond the reasonable control of Lessee, the Lease shall be extended so long as Lessee is so prevented from conducting operations on the Land, and such time shall not be counted against Lessee as if such delay had not occurred. However, no obligation of Lessee to pay money under this Lease shall be excused or delayed by Force Majeure. Further, in no event shall the provisions of the Paragraph 12 extend the time by which the Lease may be continued in force by the payment of shut-in royalties.

13. No Warranties. Lessor makes no warranties of any kind with respect to title regarding the Land. By its acceptance of the Lease, Lessee acknowledges that it has been given full opportunity to investigate and has conducted sufficient investigation to satisfy itself as to the title to the Land, and Lessee assumes all risks of title failures. Nothing in this Lease shall negate the usual implied covenants imposed upon a lessee under an oil, gas or mineral lease.

This Addendum is effective as of the date of the Lease to which this Addendum is attached and incorporated for all purposes.

**LESSOR:**

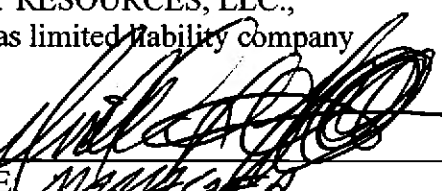
Beazer Homes Texas, L.P., a Delaware limited partnership by Beazer Texas Holding, Inc., a Delaware Corporation, its general partner

BY:   
TITLE: JP  
DATE: 8/25, 2008

TODD MILLER

**LESSEE:**

HOTT RESOURCES, LLC.,  
a Texas limited liability company

BY:   
TITLE: Manager  
DATE: 9/2, 2008

TAX I. D. #

TAX I. D. #

**ACKNOWLEDGEMENTS**

STATE OF TEXAS §

§

COUNTY OF COLLIN §

This instrument was acknowledged before me on this 26<sup>th</sup> day of August, 2008, by Todd Miller, Market Manager - Dallas, of Beazer Homes Texas, L.P., a Delaware limited partnership by Beazer Texas Holdings, Inc., a Delaware Corporation, its general partner, on behalf said company.



Diane L. Albert

Notary Public in and for the State of Texas

Printed Name: Diane L. Albert

Commission Expires: \_\_\_\_\_

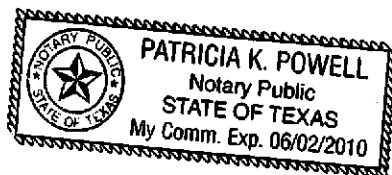
STATE OF TEXAS §

§

COUNTY OF COLLIN §

Record & Return to:  
Chesapeake Operating, Inc.  
P.O. Box 18496  
Oklahoma City, OK 73154

This instrument was acknowledged before me on this 2<sup>nd</sup> day of September, 2008, by Michael J. Hott, Manager of Hott Resources, LLC, a Texas limited liability company, on behalf said company.



Patricia K. Powell

Notary Public in and for the State of Texas

Printed Name: Patricia K. Powell

Commission Expires: 6/2/2010